



Charlotte Historic District Commission Application for a Certificate of Appropriateness

May 11, 2011

ADDRESS OF PROPERTY	1612 Thomas Avenue, Plaza Midwood Local Historic District HDC 2011-023
SUMMARY OF REQUEST	Glass Enclosure of Screen Porch
OWNER	Greg Mark
APPLICANT	Greg Mark

Details of Proposed Request

This application seeks approval for the enclosure of an existing side porch on this house.

Current Status and Context of Property

This house sits at the corner of Thomas Avenue and Kensington Drive in the Plaza Midwood Local Historic District. According to Mecklenburg County Tax Records, The house was constructed in 1938. The house is a two story structure with a Victorian form and Bungalow style detailing. The second floor is contained in a large double shed dormer.

The side porch is on the end of the house facing Kensington Drive, and is highly visible from the street.

Relevant HDC Design Guidelines

- *Enclosure of Existing Porches*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

The applicant has provided an interior photograph of the porch with a caption that reads:

NOTE: Bottom two feet will be covered with beadboard and rest will remain the same with addition of glass on the interior. Glass section will be large with each square area to limit the view of glass from the outside.

The attached drawing shows this element as it would be installed from the Kensington Avenue side of the house.

The current HDC policy on *The Enclosure of Existing Porches* states in part:

1. All proposals for the enclosure of all or any part of a front, side or rear porch which are substantially visible from a street will be reviewed by the full Historic District Commission.
4. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
5. All porch enclosures must be plausibly reversible. Incorporation of permanent elements that could preclude the reversibility of a porch enclosure are not allowed.

The Commission will have to determine if this proposal meets these relevant policy requirements, or if an exception to the policy is warranted due to the unique circumstances of this property.

Should the Commission find that this proposal does meet policy and wants additional details to be submitted prior to the issuance of a Certificate of Appropriateness, the final plans could be reviewed by staff based on whatever approval conditions the HDC deem appropriate.





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SUN ROOM - LEFT SIDE ELEVATION

REVISIONS	BY

The Design Board, Inc.
P.O. Box 18841 Charlotte, N.C. 28218
Phone 704-366-4900

NEW RENOVATIONS FOR
GREG MARK
1612 THOMAS AVENUE
CHARLOTTE, NC

PROPOSED
SUN ROOM

Date 5 - 3 - 11
Scale 1/4" = 1'-0"
Name HONEYCUTT
Sheet
Of Sheets

Charlotte Historic District Commission - Case 2011-023

